

**ADMINISTRATIVE ZONING MEMORANDUM**

Planning Division, Community Development Department

DATE: May 8, 2015

TO: Gerry Beaudin, Zoning Administrator

FROM: Rebecca Shapiro, Associate Planner

SUBJECT: Recommendation for 2030 General Plan & Greenhouse Gas Reduction Program, San Antonio Change Area Subsequent Environmental Impact Report

On July 10, 2012, the Mountain View City Council adopted the 2030 General Plan, a comprehensive update to the City's 1992 General Plan, along with a citywide Greenhouse Gas Reduction Program (GGRP) and certified the *City of Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Environmental Impact Report (EIR)*.

Since adoption of the 2030 General Plan and certification of the 2030 General Plan EIR, the City has proceeded with General Plan implementation through developing new precise plans and other land use actions on development applications as anticipated under General Plan goals and policies. Given unanticipated development opportunities, the City has updated growth projections for future development in the San Antonio Change Area beyond what was analyzed in the 2030 General Plan EIR.

For the San Antonio Change Area, the 2030 General Plan EIR assumed a net increase of approximately 1,870 housing units, 560,000 square feet (sf) of retail space and 80,000 sf of office space above the 2030 General Plan baseline conditions (2009). The updated San Antonio Change Area projections analyzed in this Subsequent EIR (SEIR) include an approximately 800,000 sf increase in analyzed office space; the addition of up to 170 lodging rooms; an approximately 120,000 sf decrease in net new retail space; and reallocation of 330 housing units to other areas of the City (net new 1,540 units). The updated development projections do not require an amendment to the 2030 General Plan because the projections are still less than the maximum intensity permitted by the General Plan.

The SEIR analysis identifies citywide impacts related to the updated development projections in the San Antonio Change Area, with a particular focus on any changes to impacts and mitigation measures originally identified in the 2030 General Plan EIR.

The SEIR found several potential environmental impacts would change under SEIR conditions, with some impacts decreasing and other impacts increasing.

Although no change is being made to the 2030 General Plan, updating the General Plan EIR enables it to be used as the foundation for analysis of future development projects that otherwise would have exceeded the 2012 EIR's level of analysis. Updating the 2030 General Plan EIR clarifies its use as a first tier environmental analysis for future development projects that are consistent with the General Plan. This can streamline the CEQA process for those development projects by allowing the CEQA documents to focus on project-specific analyses and avoid repetitious analyses of impacts that have already been adequately analyzed in the General Plan EIR and SEIR. This, in turn, can help facilitate the regulatory review process for such development projects.

The SEIR is required to be certified by the City Council. Staff recommends that the Zoning Administrator recommend the City Council certify the SEIR, including the Mitigation Monitoring and Reporting Program as well as the CEQA Findings of Fact and Statement of Overriding Considerations for new/worsened significant unavoidable impacts identified in the SEIR. This item will be discussed at the Administrative Zoning public hearing on May 13, 2015, where a recommendation will be made.

As required by the California Environmental Quality Act, on April 29, 2015, copies of the Final SEIR were sent to agencies who commented on the Draft SEIR.

Attachments: Final Subsequent EIR
 Public Draft Subsequent EIR
 CEQA Findings of Fact & Statement of Overriding Considerations
 Mitigation Monitoring & Reporting Program